

Send tax notices to:

Spartan Invest, LLC
2015 3rd Avenue N.
Birmingham, AL 35023

STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Seventeen Thousand And No/100 Dollars (\$17,000.00) and other good and valuable consideration to the undersigned Fannie Mae A/K/A Federal National Mortgage Association (hereinafter referred to as Grantor), in hand paid by Spartan Invest LLC (hereinafter referred to as the Grantee), the receipt and sufficiency whereof are hereby acknowledged. Grantor does hereby grant, bargain, sell and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

See Attached Exhibit A for Legal Description.

Property Address (For Informational Purposes): 95 Pumpkin Loop Road, Sterrett, AL 35147

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple, forever.

And Grantor special warrants the title to the said above described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, its successor and assigns forever.

Dated this 29th day of April 2020

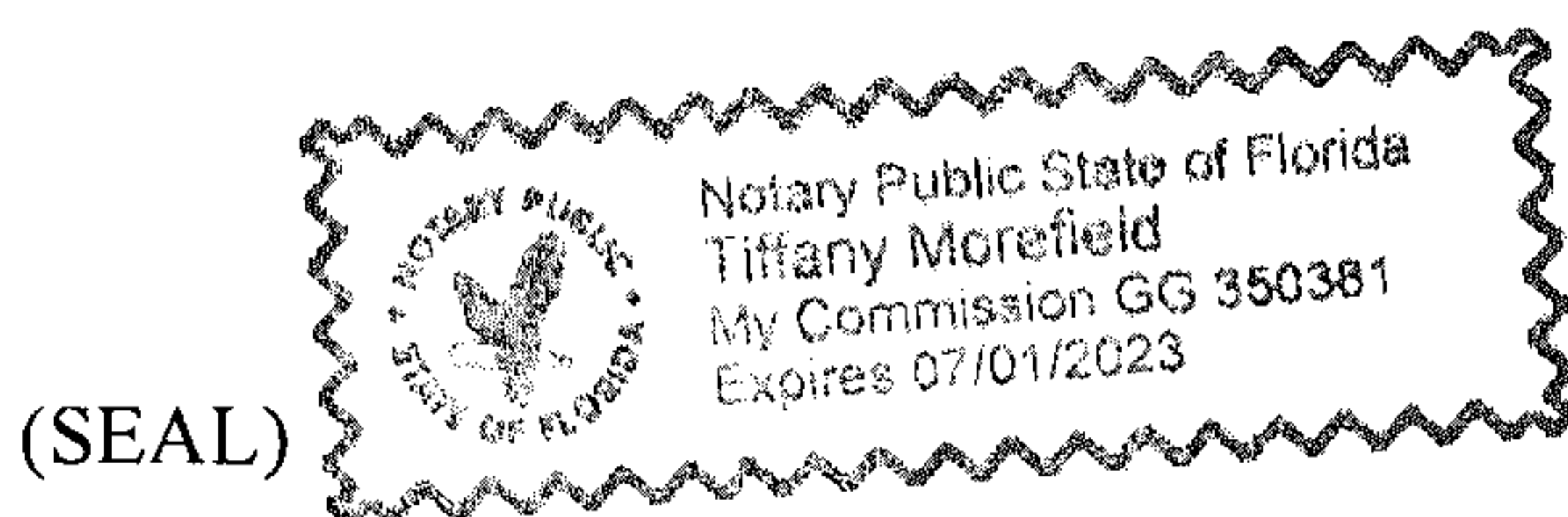
Fannie Mae a/k/a Federal National Mortgage Association by Albertelli Law, as Attorney-in-Fact, POA and Corp. Res. recorded in Instrument No. 20201100840 Book _____, Page _____ in the Office of the Judge of Probate of Jackson County, Alabama.

By: [Signature]
Matthew Verducci, as authorized signatory for Albertelli Law as Attorney-in-Fact for Fannie Mae a/k/a Federal National Mortgage Association.

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Matthew Verducci whose name as Authorized Signor for Albertelli Law acting in its capacity as Attorney-In-Fact is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 29th day of April 2020



[Signature]
Notary Public
My commission expires: [Signature]

PREPARED BY:
Bright Line Title of Alabama, LLC
Sady Mauldin
1 Independence Plaza, Suite 416
Birmingham, AL 35209
BAL19-66025.02

AFTER RECORDING RETURN TO:
Bright Line Title of Alabama, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

EXHIBIT A

LEGAL DESCRIPTION

The entire Block G in Sterrett, Alabama, according to the Crum Survey of said town of Sterrett, Alabama, now on record in Probate Office in the County of Shelby, Alabama, except on lot owned by R. E. Cospers in the Southeast corner of said Block G, one hundred and fifty feet parallel with the Central of Georgia Railroad Company by one hundred feet.

Except that portion of the above described property previously deeded to A. J. Spradley, Jr. and Ozelene Spradley, and S. B. Spradley and Marguerite Spradley.

Said property also described as:

The entire Block G, according to the W.E. Crume's survey and map of the lands of R.J. Byers in the Town of Sterrett, Alabama, as recorded in Deed Book 11, Page 332, in the Probate Office of Shelby County, Alabama.

Less and except that part of Block G conveyed to R.E. Cospers in Deed 49, Page 58, being more particularly described as follows:

One lot 150 feet by 100 feet in Block G of W.E. Crume's Survey and map of the lands of R.J. Byers in the Town of Sterrett, described as beginning at the South corner of Lot G and run thence in a northeasterly direction along the west margin of High Street, a distance of 100 feet; run thence in a northwesterly direction parallel with the right-of-way of the Central of Georgia Railroad, a distance of 150 feet; run thence in a southwesterly direction a distance of 100 feet, more or less, to the southwest line of said

Block G; run thence in a southeasterly direction along the southwest line of Block G, and parallel with the right-of-way of Central of Georgia Railroad, a distance of 150 feet to the Point of Beginning, all according to W.E. Crume's Survey and map of the lands of R.J. Byers at Sterrett, Alabama; which said map is on record in the Probate Office of Shelby County, Alabama.

Also, less and except that part of Block G conveyed to S.B. Spradley and Marguerite Spradley in Deed Book 166, Page 121, being more particularly described as follows:

A part of Block G of the Crume's Survey of the Town of Sterrett, Alabama, as shown by the map thereof on record in the Probate Judge's Office of Shelby County, Alabama, and more particularly described as follows: Begin at the northeast corner of said Block G and run in a northwesterly direction, along the northern boundary of said Block G, a distance of one hundred forty-five (145) feet; thence in southerly, or southwesterly direction three hundred eighty (380) feet, more or less, to the northwest corner of the R. E. Cospers lot; thence in a southeasterly direction, along the most northern boundary of said Cospers lot, a distance of one hundred fifty (150), to the most eastern boundary of Block G; thence, in a northerly or northeasterly direction along the said most eastern boundary of said Block G, three hundred eighty (380) feet, more or less, to the Point of Beginning.

EXHIBIT A CONT.

Also, less and except that part of Block G conveyed to A.J. Spradley, Jr. in Deed Book 228, Page 932 and to A.J. Spradley, Jr. and Ozelene Johnson Spradley in Deed Book 228, Page 935, being more particularly described as follows:

Part of Block G according to Crume's Survey of the Town of Sterrett, Alabama, as shown by map of said survey recorded In Deed Book 11, Page 332, in the Probate Office of Shelby County, Alabama, said parcel being more particularly described as follows: Begin at the west most corner of said Block G and run North, 45 degrees and 45 minutes East, 90 feet along the northwesterly line thereof; thence South 44 degrees, and 15 minutes East, 50 feet; thence South 45 degrees and 45 minutes West, 90 feet to the Southwesterly line of said Block; thence along same North 44 degrees and 15 minutes West, 50 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Also, less and except that part of Block G conveyed to S.B. Spradley and Marguerite Spradley in Deed Book 310, Page 419, being more particularly described as follows:

A part of Block G of the Crume's Survey of the Town of Sterrett, Alabama as recorded in Deed Book 11, Page 332 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northeast corner of Block G run North 44 degrees 15 minutes West along the North boundary of said Block G for 145.0 feet to the Point of Beginning of the land herein described; thence run South 45 degrees 45 minutes West parallel to the East boundary line of said Block G for 380 feet, more or less, to the Northwest corner of the R. E. Casper lot; thence run North 44 degrees 15 minutes West parallel to the South boundary line of said Block G for 40 feet; thence run in a northerly direction for 250 feet, more or less, to a point on the West boundary line of said Block G; thence run North 45 degrees 45 minutes East along the West line of said Block G for 200 feet to the Northwest corner of Block G; thence run South 44 degrees 15 minutes East for 229 feet, more or less to the Point of Beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Fannie Mae a/k/a Federal National Mortgage Association
 Mailing Address 5600 Granite Parkway
 Plano, TX 75024

Grantee's Name Spartan Invest, LLC
 Mailing Address 2015 3rd Avenue N
 Birmingham, AL 35023

Property Address 95 Pumpkin Loop Road
 Sterrett, AL 35147

Date of Sale 04/29/2020
 Total Purchase Price \$ 17,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/07/2020 01:57:06 PM
 \$51.00 CHERRY
 20200507000180340

Allen S. Byrd

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/7/2020

Print Megan Bassick

Unattested

Sign Megan Bassick

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1